

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-6-2008 – Bangerter Acres Subdivision

**SYNOPSIS:**

Applicant: Thad Bangerter  
Proposal: Final Plat Approval  
Location: 3290 South 6400 West  
Zoning: A

**BACKGROUND:**

Mr. Bangerter is requesting final plat approval for the Bangerter Acres Subdivision. This plat consists of 5 lots on 7.5 acres. The majority of the subdivision is zoned A, while lots 3 and 4 are zoned R-1-8.

Access to the subdivision will be gained from 6400 West and from an existing stub street in the Sharal Park Subdivision to the north. The City Engineering Division is recommending that both rights-of-way be dedicated and improved with curb, gutter and sidewalk.

The applicant will need to coordinate various improvements for the Fire Department. A fire hydrant will need to be located within 250 of all new dwellings. A new hydrant is planned to serve lots 1 and 2 and will be located on 6400 West. An existing hydrant located on 3270 South will satisfy the demand for lots 3 and 4.

The developer is proposing to create two separate turnaround areas for emergency vehicles. One at the west end of lot 2 and one to the south of lots 3 and 4. After discussing this issue with the Fire Inspector, he recommends that the south turnaround not be installed at the end of lots 3 and 4. His reasoning is based on the relatively short distance of 6535 West, and that this road will one day connect with future development to the south.

There are a number of irrigation ditches related to this property. The development of the subdivision will require that a number of these ditches be piped. The developer will need to make sure that all irrigation water used by down stream users continue to be provided. The developer will need to coordinate this matter with the Public Works Department and any water users in the area.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman, Current Planning Manager